

The Peacock's Tale

March 2014

Peacock Hill Community Association Newsletter

Laura Schundler, Editor

PHCA 2013-14

Board of Directors

Tom Leonard, President
Jan Dutton
Susan Klug
Jacqui Koenig
Greg Lohr
Ryan McDonald
Maureen Minor
Charles Molhoek
Laura Schundler

Environmental Preservation Board (EPB)

Charles Molhoek, Chairperson
Jerry Dixon
Neil Nicoll
Molly Crowell
Rusty Schundler
Ryan MacDonald

PHCA Office

Ben Wilson,
Managing Agent,
Association Management
Phone: 434-823-4408
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ben@realpropertyinc.com

PHCA ADDRESS

PHCA c/o
Real Property, Inc
Association Management
1500 Amherst St., Ste 3
Charlottesville, VA 22903-5158
Phone: 434-971-1600
Fax: 434-971-5514

Peacock Hill Service Company

Cynthia Schnaitman, Manager
Jim Crowell, President
P.O. Box 284
Ivy, VA 22945
Phone: 434-245-7099
E-Mail: phsc@comcast.net
Website: www.peacockhillsc.com

PHSC Billing Information:

PHSC
P. O. Box 284
Ivy, VA 22945

After-hour Emergencies:

434-422-0979

PHCA Board News

Are you Board material? Take the quiz to find out.

1. Would you like to know more about what's going on in the neighborhood?
2. Would you like to meet some new neighbors?
3. Would like to help make decisions about maintaining our neighborhood?
4. Do you have a special skill to contribute (e.g., previous board experience, facilitator, engineer, lawyer, etc.)?
5. Do you simply feel compelled to volunteer because it is the right thing to do?
6. Have you volunteered on the PCHA Board in the past?
7. Have you not volunteered on the PHCA Board in the past?

If you answered yes to any of these questions and you own a house in Peacock Hill, please consider running for the PCHA Board in the fall. We are likely to have half of our board rotating off, and we need to fill those board positions. Email Jacqui Koenig if you want further information. jacquikoenig@gmail.com

In response to feedback acquired from the 2013 Peacock Hill resident survey, the PHCA Board is working on:

- Coordination of a community activity during 2014. Initial ideas include a voluntary effort aimed at some form of neighborhood improvement, neighborhood yard sale, a social event, etc. Please share any ideas or suggestions with Tom Leonard (tleonard911@yahoo.com).
- Developing plans to pursue a cutback of brush and tree limbs that are beginning to encroach upon various roadways and common areas. This landscaping effort to address "overgrown" vegetation is currently planned for late spring or early summer. We encourage residents to share any comments or suggestions with Lacy Wilbur (lacy@realpropertyinc.com).

Good Neighbor Awards Go To:

- Jeff and Connie Mangum for their continuing efforts to keep our Peacock Hill sign decked for the holidays.
- Greg Lohr, Chris Thompson and his son, and others who worked to assist neighbors to clear snow from their driveways.

What All Members Should Know....

By PHCA Manager, Ben Wilson

Selling or renting your home? Please notify Real Property as soon as possible of the impending sale or rental date, names of purchasers or tenants. This allows for easier transfer of billings. If you are leasing/renting your home you must provide both the PHCA and PHSC offices documentation of lease agreement, showing responsibility for payment of homeowner's dues and water utilities. Document packages may also be obtained by contacting Real Property, Inc, (434) 971-1600..

Dog Leash Law: Peacock Hill is included in the Albemarle County Dog Leash Law Ordinance jurisdiction. It is unlawful to allow dogs to freely roam without a leash or not be under the control of its owner by way of Peacock Hill. The Animal Control Officers will pick up roaming dogs. Please make sure that your dogs are properly licensed and tagged. If a free roaming dog(s) bothers you, please call the Albemarle County Animal Control Office at 977-9041.

The Lake: The Lake is for the **exclusive use of Peacock Hill residents**, Lot owners and their **accompanied** guests. Swimming, unmotorized boating are at your own risk. Additionally, the Association will not be liable for any canoes or boats left at the lake. Please note the **No Parking Signs on the lake road – this is reserved for emergency vehicles only!** **DO NOT drive or park vehicles on the lake common grounds – park along the sides of Peacock Drive.**

Tennis Courts: Courts are for the exclusive use of Peacock Hill residents, Lot owners and their **accompanied** guests. Use is on a first come-first served basis.

To preserve courts, use is limited to TENNIS PLAYING ONLY. NO PETS, BIKES OR SKATING PERMITTED.

PHCA Homeowner's Payments: Dues are billed quarterly and due within 60 days. Payment checks should be made payable to Peacock Hill Community Association c/o Real Property Inc., 1500 Amherst St, Ste #3, Charlottesville, VA 22903-5158. **DO NOT COMBINE OR INCLUDE PAYMENTS TO PEACOCK HILL SERVICE COMPANY IN THE SAME ENVELOPE.**

Planning a Project...get an early start... contact the Environmental Preservation Board (EPB):

New construction, exterior remodeling, additions, tree removal and major landscaping changes require EPB approval **prior to starting your project.**

All PHCA members are reminded to review your EPB Documents in order to receive approval of your submissions and what documents are needed. Charges may be implemented for new construction and for changes. Should you have any questions regarding EPB matters, please call the office.

EPB requirements and application

Available online at:

<http://peacockhill.org> or contact

lacy@realpropertyinc.com.



PHCA ANIMAL ETIQUETTE

- Remember, Peacock Hill has a leash law. Dogs must be under control at all times.
- Barking dogs are a disturbance. Please take your dog inside.
- Be considerate of your neighbor's yards when walking your dogs.
- Consider using a poop bag.

PHCA HOMEOWNERS PACKET: If you have plans to sell your home or lot, contact PHCA office a.s.a.p. to arrange for pickup of the packet for your potential buyer. Packets are \$125.00 – *don't wait until the last minute to order!*

PH Properties currently on the market

40 Gooseneck Lane

514 Shady Lane

345 Heron Lane

(Any omissions or errors are unintentional)



Trash Notice

DO NOT PLACE YOUR TRASH OUTSIDE OR ON TOP OF DUMPSTERS!!

Compress trash & breakdown boxes

Be sure to close the doors as well. Dumpsters are for household items ONLY. Large boxes, furniture, and construction debris, paint, flammable or toxic materials, batteries and fluorescent lights should be taken to the Ivy Landfill.

VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

Contractors: NO construction debris allowed in dumpsters.

Illegal dumping – jot down license plate number; send to lacy@realpropertyinc.com.

Recycling and battery disposal available at

Ivy Landfill 7:30am-4:00 pm T-Sat

WATCH THE NEWS FOR ANNUAL FREE HAZARDOUS WASTE DISPOSAL DAYS

<http://avenue.org/rswa/servicefees.htm>

All e-mails for Peacock Hill matters should be sent to the following addresses:

ben@realpropertyinc.com or lacy@realpropertyinc.com





DON'T BE LEFT OUT OF THE KNOW! PHCA Email DISTRIBUTION List

All residents are encouraged to join the "Members Only" Peacock Hill Website.

- To join, visit <http://peacockhill.org> and follow the link.
- Remember to update email addresses and phone numbers.
- To post a message to all the list members, send email to members@peacockhill.org.

PHCA Members-Only Web Page Available

Access to this members-only web page is controlled through a **special username and password**:

Username: [phcamembers](#)

Password: [gr8place2lv](#)

Please let me know if you have trouble accessing this new web page. Jeff Mangum jgmangum@gmail.com

Attention PHCA Tennis Players

Tennis season is almost here, and if last year is any indication, our beautiful courts will see plenty of use.

- Be considerate and limit your play to ONE HOUR when others are waiting.
- Courts are for the exclusive use of Peacock Hill residents, lot owners and their accompanied guests.
- Use is on a first come-first serve basis.
- Please remind your kids – no pets, skateboards or bikes permitted; soft-soled shoes only. We want to keep our courts in great shape!

Need to hook-up with someone to play with on a Saturday morning, or interested in finding a doubles group to play with regularly? Just post a note to members@peacockhill.org with your name, phone and skill level. Someone else may just be ready to serve it up!!

Peacock Hill Service Company News

Spring tips from PHSC

Now that spring is here, it is a good time to check your outside hoses and connections for leaks before you use them. At the same time, check your inside sinks and toilets also- it is amazing how much water can go undetected and run up your water bill. We also appreciate our residents keeping an eye out for unexplained water runoff in areas that are usually dry.

It is vital that we have correct contact information for all our customers. Please make sure we have updated email address and a phone number where we can contact you for water emergencies and billing issues. Without it, we have no way of keeping you in the loop .

Keep an eye on the back of your water bill for updates on billing and regulation information- we are working on making bill paying easier. Any questions give us a call at 245 7099 or email at peacockhillsc@gmail.com Cynthia Schnaitman



Classifieds Section

If you'd like to have your services advertised in the Peacock Hill Newsletter or have items to sell or want to buy, e-mail ben@realpropertyinc.com or Laura Schundler schundler2008@comcast.net

Babysitting

Morgan & Emma Pastorfield 977-9494
Rachel, Dana & Sam Isaacs 984-0678
Carlin & Eileen Barber 977-7050
Morgan Broadus 882-4323



Pet Sitting &/or Dog Walking

Sarah Webb: sarahw.dogwalking@gmail.com 466-6267
Holly Mangum 296-4891
Carlin & Eileen Barber 977-7050
Jessica Trice 979-3886
Sam, Dana & Rachel Isaacs 984-0678
Emma Pastorfield 977-9494
Morgan Broadus 882-4323
Piscespetservices.com 249-5450

SPANISH Tutor for Kids & Students!!

In your home! Reasonable Rates! Vanessa Gauss
vgauss@mail.umw.edu or 434-466-5730

Tennis Lessons for Elementary School Kids!!

Matt Mandell mmandell98@gmail.com ph: 293-3177

Local Preschools

www.ivypreschool.com -- Fall 2013 openings --contact
Evelyn 434-963-4684

Openings available in a very small Montessori
Infant/Toddler Program this coming Fall (2013-14 school
year) for two little ones around 12 months (ish) old. We are
a cozy, home based Montessori two morning a week
program (with a nap time option). If there are any questions
I'd be happy to answer them at my (note NEW) email
address: cjfmoms@gmail.com or my home phone: 434 960
7077.

Landscaping/Yard Work/General Maintenance:

Ivy Tree & Lawn Service

John D Buchanan--Your Peacock Hill Neighbor
Tree Removal & Lawn Maintenance
Licensed & Insured
Cell:996-2812;Home: 872-9422

Country Touch Landscaping -- 996-0107

Hershey Construction: Remodeling, additions, General
Repair -- 434-831-2007

Matt's Lawncare

Matthew Lehigh 434-882-4294

Tree Service:

Mike Umpstadter --Final Touch Tree Service--295-2434
David Frazier -- 434-960-7797
Eddie's Tree Service -- 434-996-0772

Housekeeping: Brenda Birckhead 960-4681

Music and Art Lessons in Ivy:

www.ivyartsandmusic.com or call Pam at 984-0099

Performing Arts Advocacy Group.. MUSIC MATTERS

www.albemarlecounty.org

SUMMER ARTS WORKSHOPS AT CROZET ARTS:

One-week summer workshops for children & teens (Rising
K-12): Art/Music/Dance/Theater.

Visit our website for details and descriptions:

CrozetArts.org.

Crozet Arts is located in the rear of the Old Crozet School
(now Field School) across the street from Crozet
Elementary.

Peacock Hill Grapevine

On The Horizon for Peacock Hill

- **PHCA Website: postings, directory, newsletters**
<http://peacockhill.org>
User name: phcamembers
Password: gr8place2lv
- **PHCA Board Meetings** --if you'd like to attend or have
agenda item, email lacy@realpropertyinc.com
- **WANTED: Articles of interest & contributions** to
the Peacock's Tale! Including CLASSIFIEDS and
nominations for Good Neighbor Awards. Send email
titled PHCA Newsletter to lacy@realpropertyinc.com